

MIKE SPANO  
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COMMISSIONER



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**CITY OF YONKERS**  
**DEPARTMENT OF HOUSING AND BUILDINGS**

PLEASE TAKE NOTICE: A Public Hearing will be held before the Zoning Board of Appeals of the City of Yonkers on **TUESDAY, MARCH 17, 2015** at **6:00 P.M.** sharp, in the Ceremonial Courtroom, Yonkers, New York (building is accessible to the handicapped), on applications for Appeals from the Building Commissioner's decisions and applications for Variances under the provisions of G.O. # 4-2000, as amended:

**DECISIONS**

**# 5416– Area Variance** – Janet Giris, Esq., on behalf of Simone Development, as agent for the City of Yonkers, on premises know as 1086 North Broadway, Block: 3455, Lot: 66, Zone: IP

**# 5428– Improvement to a Non-Conforming Use** – Andrew Romano, Esq., on behalf of A. Santiago, owner, on premises know as 157 Vernon Avenue aka 86 Edgewood Avenue, Block: 6371, Lot: 17, Zone: T

**# 5429– Improvement to a Non-Conforming Use** – Nicholas L. Faustini, RA, on behalf of the Estate of Victoria Dariano, Robert Bartolomo, executor, on premises know as 7 aka 11 Ryder Place, Block: 6323, Lot: 12, Zone: S-50

**# 5430– Area Variance** – Zarin & Steinmetz, on behalf of RSIS Realty Corp., owner, on premises know as 667 aka 665 McLean Avenue, Block: 6211, Lot: 1, Zone: B

**# 5431– Improvement to a Non-Conforming Use & Area Variance** – Andrew Romano, Esq., on behalf of F & D Denteler, owner, on premises know as 60 Elissa Lane, Block: 4365, Lot: 130, Zone: MG

**NEW HEARINGS**

**# 5432– Use & Area Variance** – James G. Dibbini, Esq., on behalf of 156 Webster LLC, owner, for proposed environmentally friendly and energy efficient laundromat whereas proposed use not permitted, Section 43-27, Table 43-1; exceeding maximum permitted height for accessory structure (wind turbine), Section 43-42(C)(4) (required 15.0, proposed 35.0); insufficient side yard, Section 43-27, Table 43-3 (required 12.0, proposed 3.2' +/-); insufficient side-front yard, Section 43-27, Table 43-3 (required 25.0, proposed 0.1' +/-); insufficient rear yard, Section 43-27, Table 43-3 (required 25, proposed 1.4' +/- scaled); insufficient front yard, Section 43-27, Table 43-3 (required 25, proposed 0.4' +/-); insufficient parking, Section 43-128, Table 43-4 (required 8.0, proposed 4.0); exceeding maximum permitted building coverage, Section 43-27, Table 43-3 (required 40%, proposed 85.92%), on premises know as 156 Webster Avenue, Block: 442, Lot: 1, Zone: M

**# 5433– Area Variance** – James G. Dibbini, Esq., on behalf of Spruce Spires Associates LLC, owner, to use a portion of the Hudson Street municipal parking as a safe pick up and delivery area for a proposed social adult day care center whereas a safe pickup and delivery area separate from the off-street parking area and access driveway is required. None is proposed. Reference Yonkers Zoning Ordinance 43-36.E.(1); provide a copy of your New York State license, as required by Yonkers Zoning Ordinance 43-36.E.(3), on premises know as 3 Prospect Street, Block: 499, Lot: 31, Zone: GCD

**# 5434– Area Variance** – Marco Angelo Maiorano, PE of Community Designs LLC, on behalf of Narrow Way Gospel Assembly, owner, for proposed asphalt parking lot for existing assembly church whereas parking within the minimum front yard not permitted, Section 43-133(A)2; parking within the minimum side yard not permitted, Section 43-133(A)2; parking within 5 feet of all property lines not permitted, Reference Yonkers Zoning Ordinance 43-44.B.5. (proposed 1 ft. +/- ); after ZBA approval, Site Plan Review by the Planning Board will be required, on premises know as 26 Willow Place, Block: 2097, Lot: 21, Zone: M

JOSEPH CIANCIULLI  
CHAIRMAN, ZBA